


DEVELOPMENT APPLICATION

73-75 BROADWAY, PUNCHBOWL

Demolition of Existing Structures and Construction of New Multi Dwelling Development Containing 8 Dwellings with Strata Subdivision

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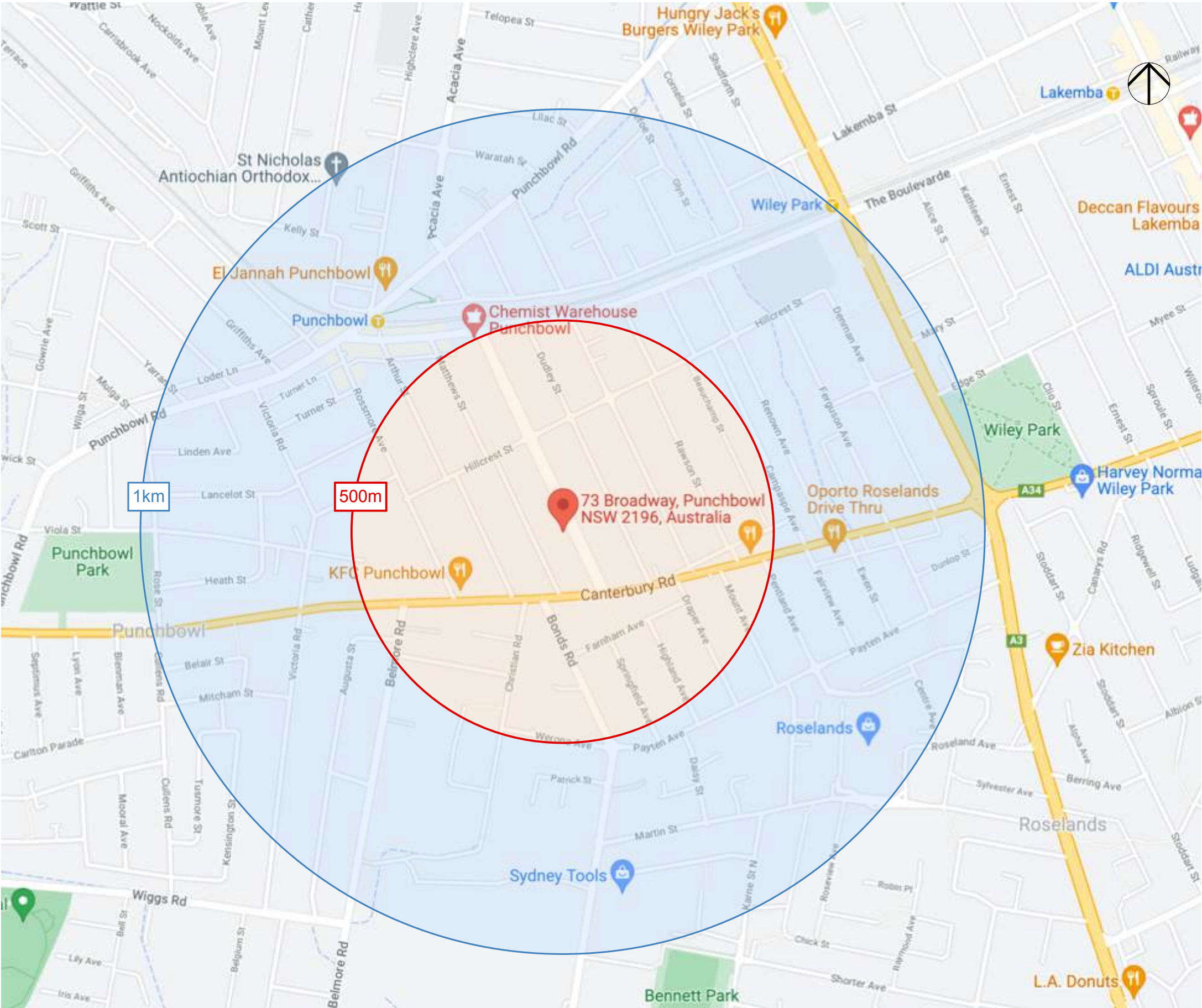
AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	Title:	Title	DA 00	F
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:0.76 @ A3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										


PROPERTY DETAILS

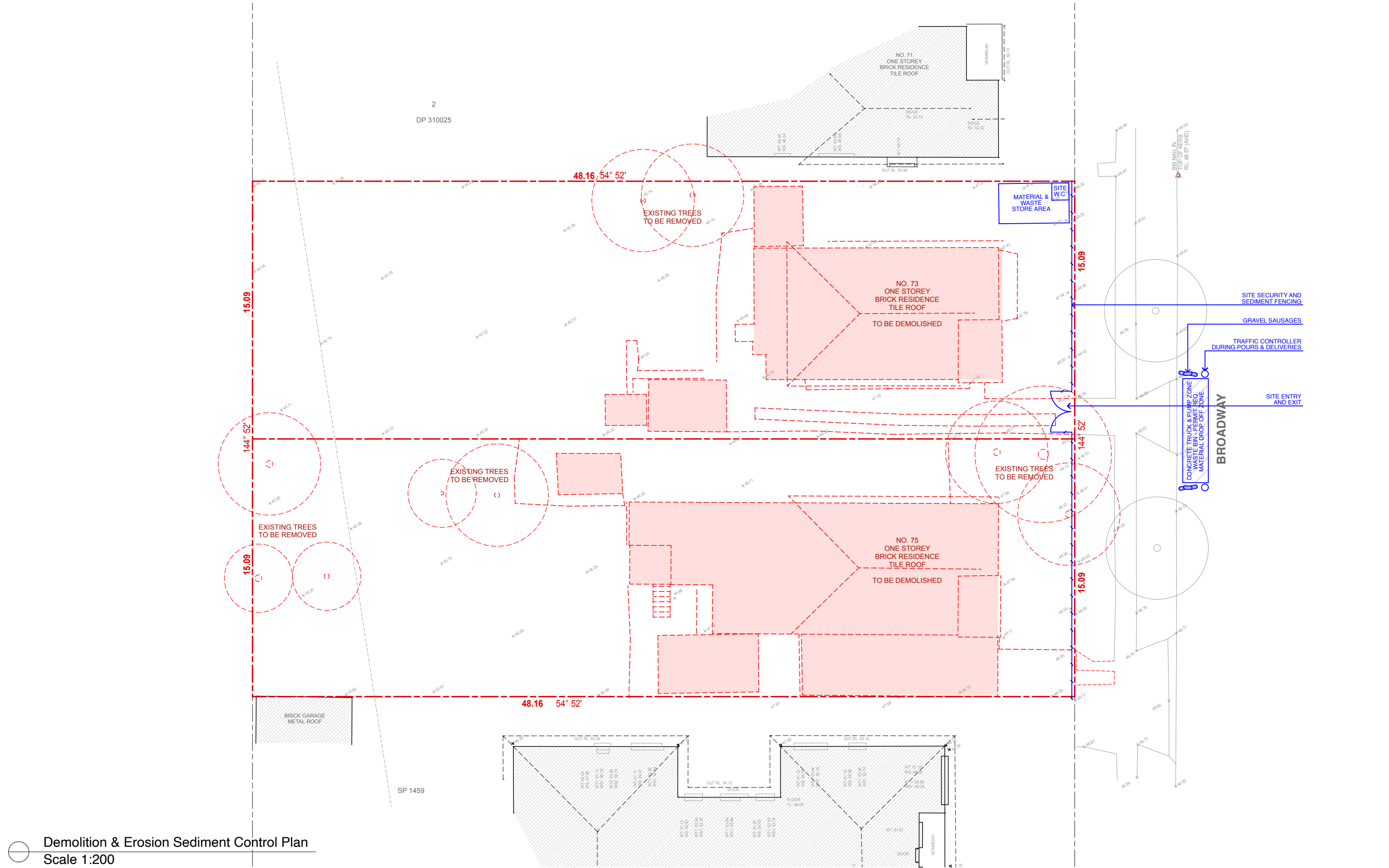
Property Address73-75 Broadway Punchbowl
Title Reference2/-/DP310602
1/-/DP310602
Site Area1453.7 m2
CANTERBURY-BANKSTOWN COUNCIL



LOCAL ENVIRONMENTAL PLAN INFORMATION

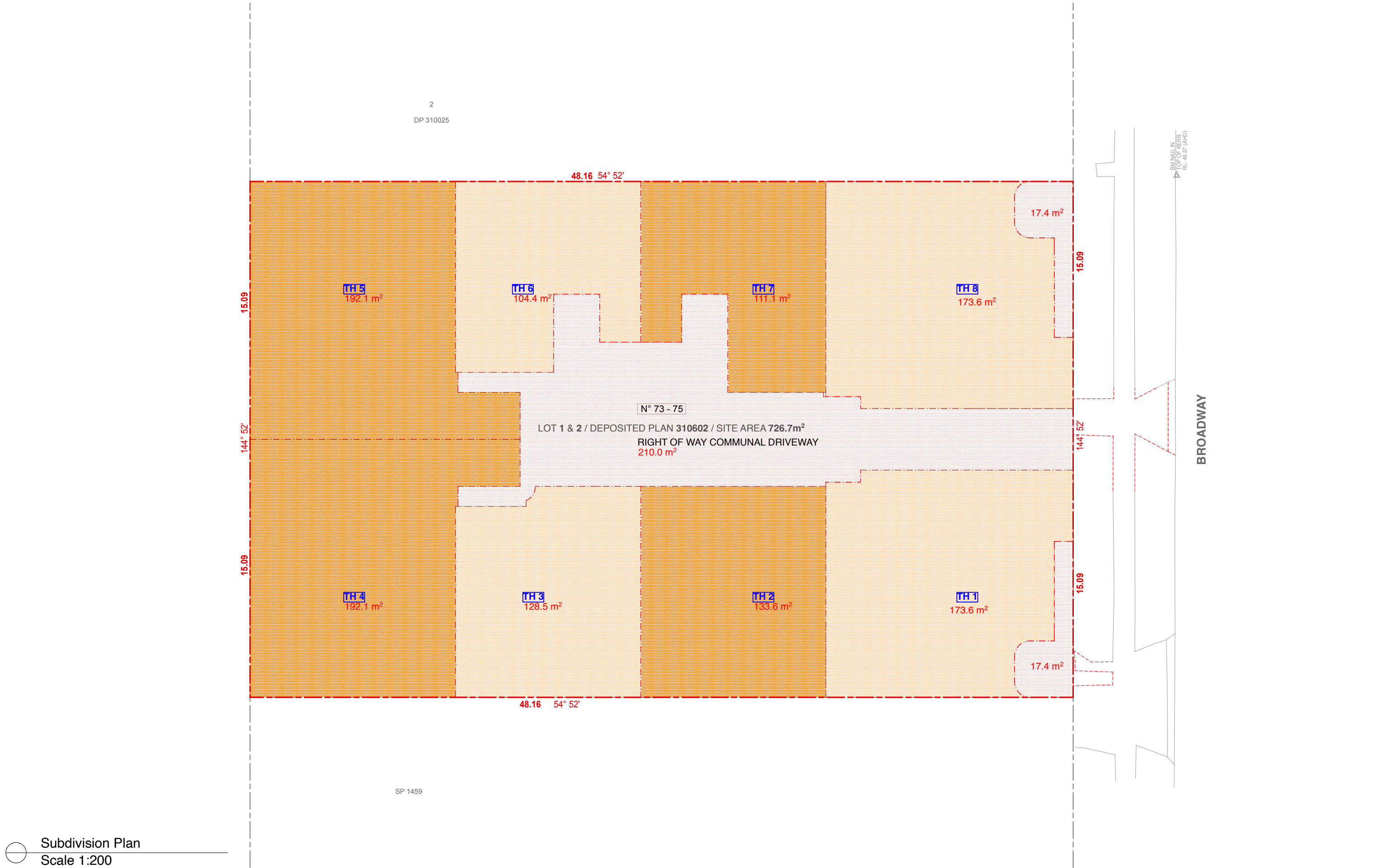
Land ZoningR4 - High Density Residential
HeightI - 8.5 m
FSR0.75:1
Min. Lot SizeG - 460 m2
HeritageNA
Land Reservation AcquisitionNA
Foreshore Building LineNA
Acid Sulfate SoilsNA
Airport NoiseNA





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CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:0.59 @ A3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										



AS - ALUMINIUM ROOF SHEETING		OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>Issue</div> <div>Description</div> <div>Date</div> <div>E</div> <div>Council RFI - Email</div> <div>07 - 09 - 2023</div> <div>F</div> <div>Council RFI - Email</div> <div>18 - 09 - 2023</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	<div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048</div> <div>m: 0410 504 589 - o: 9517 9652</div> <div>info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	<div></div>	<div>Title:</div> <div>Demolition Plan</div>	DA 03	<div></div>
CT - CONCRETE ROOF TILE		AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM				<div>Project:</div> <div>73-75 Broadway Punchbowl, NSW 2196</div>		
RT - ROOF TILE		AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW				<div>Client:</div> <div>Mr. David Mansour & Nathan Kairouz</div>		
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AR - ACRYLIC RENDER		TC - TIMBER CLADDING	FW - FIXED WINDOW					<div>Scale:</div> <div>1:200 @ A3</div>		
CR - CEMENT RENDER		SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE							



Subdivision Plan
Scale 1:200

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CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
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BASIX NOTES

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

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	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1, 8	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes
6, 7	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
All other dwellings	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	1-phase airconditioning EER < 2.5 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

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3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

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	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Alternative water source						
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection
4, 5	individual water tank (no. 1)	Tank size (min) 2400.0 litres	To collect run-off from at least: 60.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.		✓	
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.			✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.			✓

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(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	34.7	25.5
2	41.0	12.8

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NatHERS Specs Summary:

- Floor slabs:
 - Ground floor: Concrete.
 - Upper floors: Timber. R2.5 floor insulation to areas over outside air.
- Exterior walls:
 - Brick veneer wall with foil + R2.0 batts in cavity to plasterboard lining, wall system reaching a total R-value (R2.52).
 - Metal/FC lightweight clad wall with foil + R2.0 batts in cavity to plasterboard lining, wall system reaching a total R-value (R2.06/2.08).
 - Interior garage walls: insulated with R2.0 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R2.12). Units 1 & 8).
 - All external wall materials modelled with colour finishes, as per stamped plans.
- Glazing:
 - Al. Double glazed - High solar gain Low-E:
 - Unit 4: living room.
 - Type A (U-Value: 4.3, SHGC: 0.47).
 - Type B (U-Value: 4.3, SHGC: 0.53).
 - Al. Double glazed - Low solar gain Low-E glass:
 - Units 1 & 8: bedrooms, FF stairs/hallway, study and rumpus.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - High solar gain Low-E glass, with aluminium framing:
 - Units 3 & 5: kitchen/living.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - Low solar gain Low-E glass, with aluminium framing:
 - Units 1 & 8: living & GF stairs
 - Unit 6: living room.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - Single clear glass, with aluminium framing:
 - Modelled to remaining glazing.
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - U-Value & SHGC are combined glass and frame figures.
- Ceiling:
 - Unit 6: 1 x 1400mm ceiling fan to be installed in kitchen/living area.
 - R3.5 ceiling insulation to all ceilings to roof.
 - R2.5 ceiling insulation throughout garage ceilings. Units 1 & 8).
 - Modelled with sealed: LED downlights & wet area exhaust fans.
- Roof:
 - Metal roof with "Anticon 90° glasswool/foil under (or similar R2.0 rated product), modelled with colour finishes as per plans.
 - Please refer to NatHERS individual certificates for further details.

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓


Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

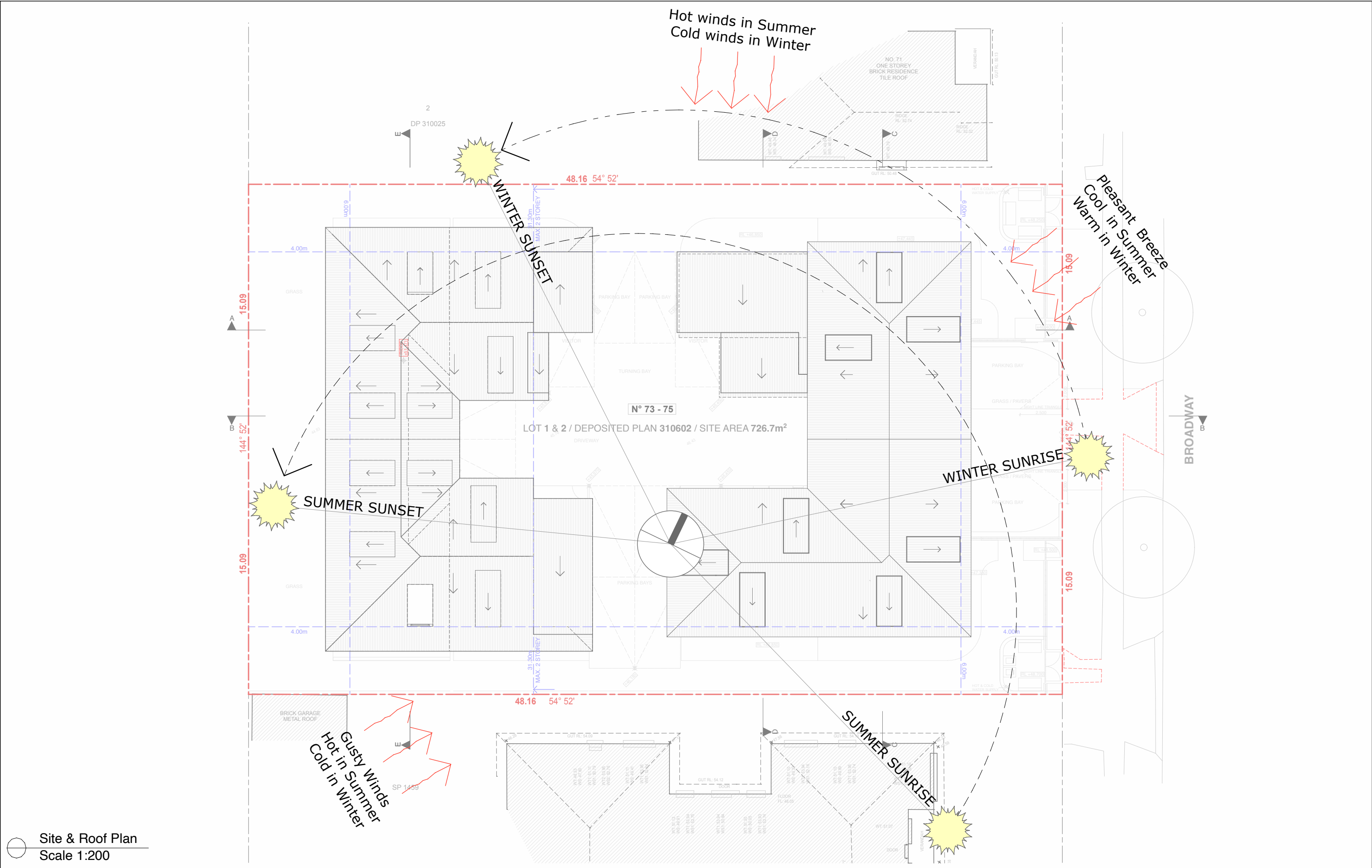
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Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
3	40.3	15.0
4	39.2	8.1
5	40.7	9.6
6	31.8	22.8
7	22.8	21.9
All other dwellings	29.7	25.9

Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)	Suspended floor above garage (m ²)
1, 8	36	-	-	20
4, 5	55	9	-	-
All other dwellings	44	24	-	-

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1309403M Thursday, 23 June 2022 page 11/13

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Basix Notes & NatHERS Specs Summary	DA 06	F
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	NTS		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										



Site & Roof Plan
Scale 1:200

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW	
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE	

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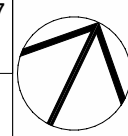
A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

Issue	Description	Date
E	Council RFI - Email	07 - 09 - 2023
F	Council RFI - Email	18 - 09 - 2023



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Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048
m: 0410 504 589 - o: 9517 9652
info@bluprintdesigns.com.au - www.bluprintdesigns.com.au

Title:	Site Analysis Plan	DA07  F
Project:	73-75 Broadway Punchbowl, NSW 2196	
Client:	Mr. David Mansour & Nathan Kairouz	
Date:	18th September 2023	
Scale:	1:200 @ A3	

SITE AREA = 1453.7m²



OC - OFF FORM CONCRETE
AL - ALUMINIUM
AC - ALUMINIUM CLADDING
FC - FIBRE CEMENT
TC - TIMBER CLADDING
SC - STONE CLADDING

AD - ALUMINIUM DOOR
AW - ALUMINIUM WINDOW
TD - TIMBER DOOR
TW - TIMBER WINDOW
FW - FIXED WINDOW
GB - GLASS FRAMED BALUSTRADE

- MECHANICAL VENTILATION
- SMOKE ALARM
- NEW WINDOW
- NEW DOOR

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

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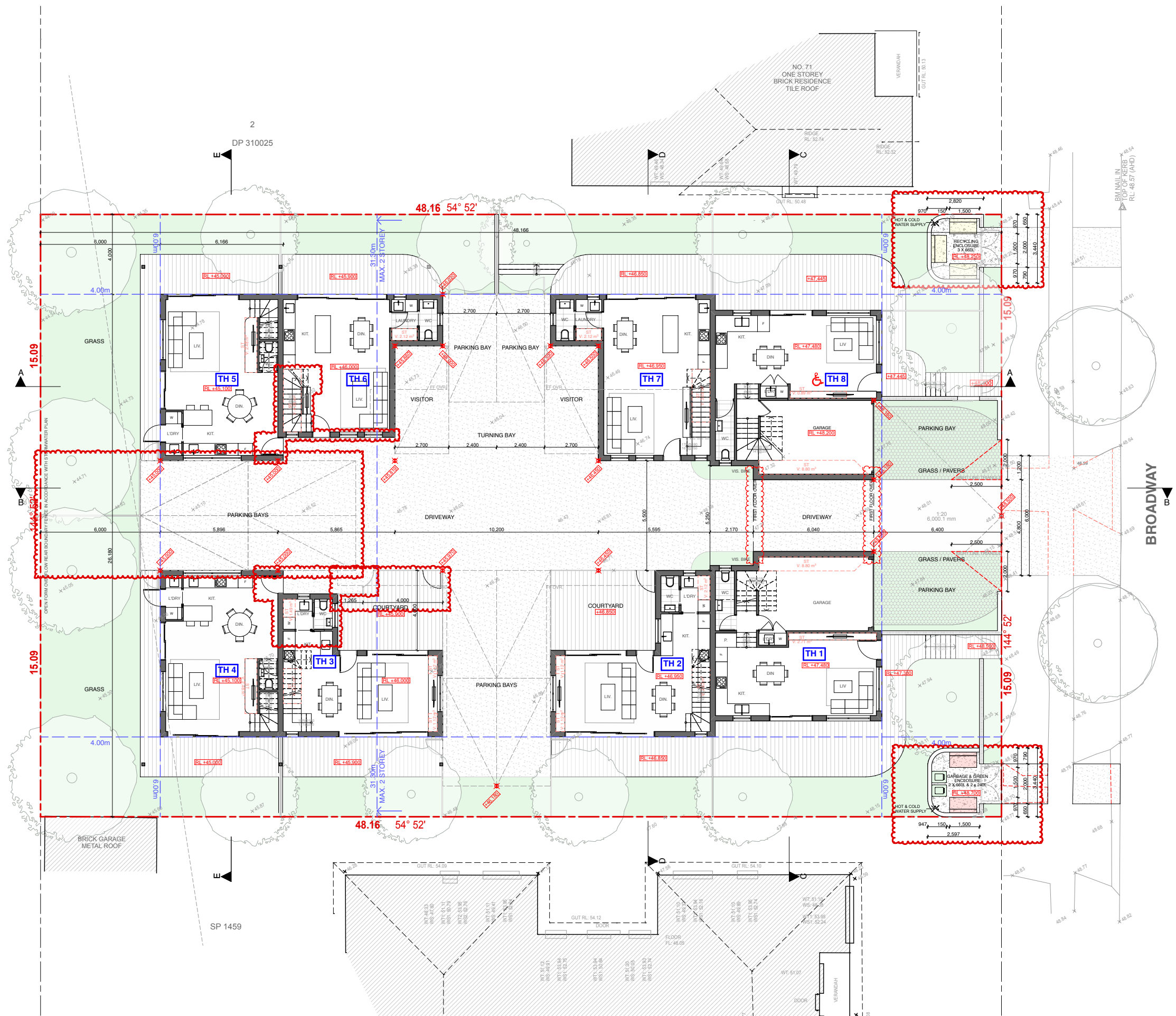
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Council RFI - Email	07 - 09 - 2023
Council RFI - Email	18 - 09 - 2023





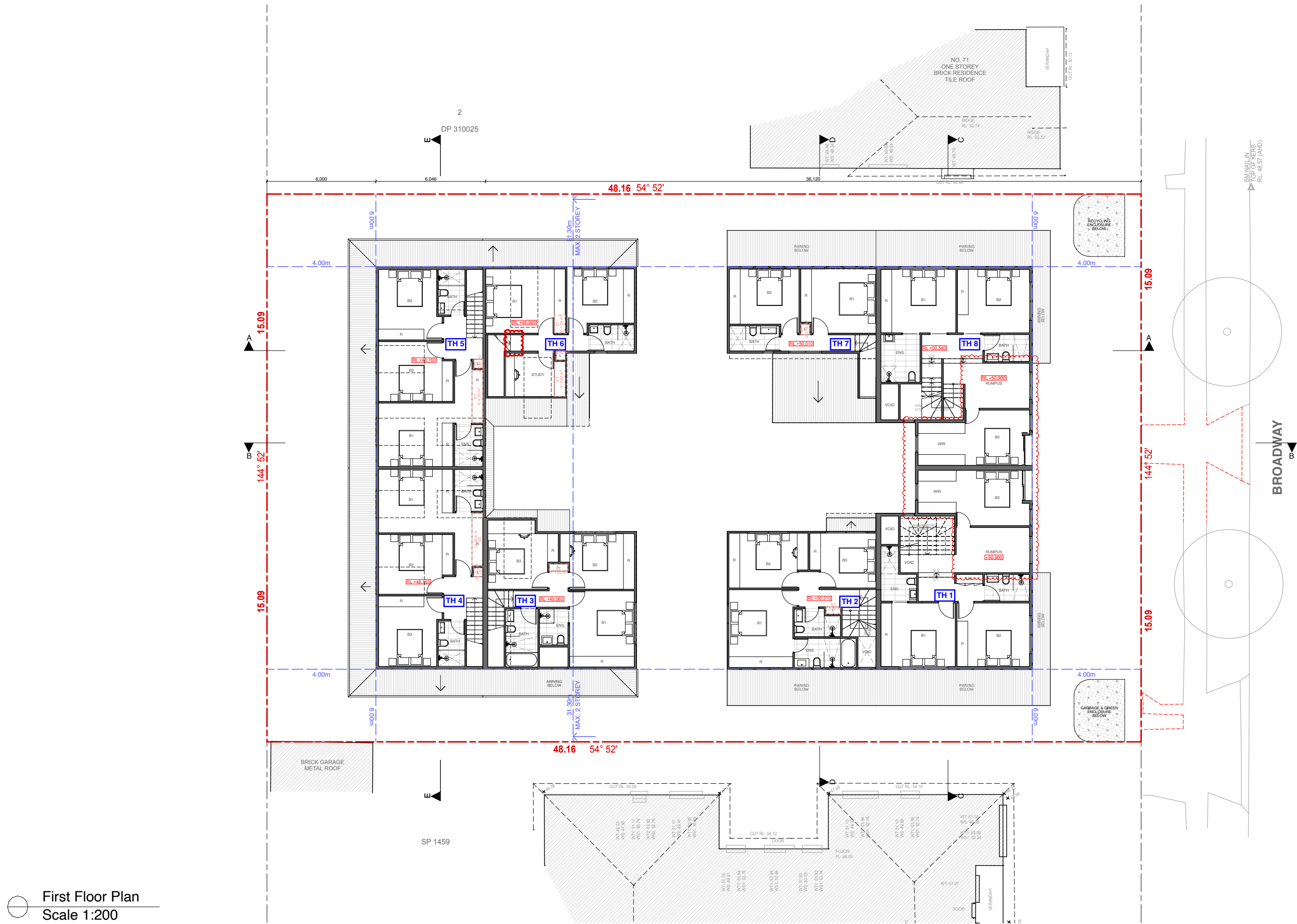
73-75 Broadway Pund
Mr. David Mansour &
18th September 2023

F





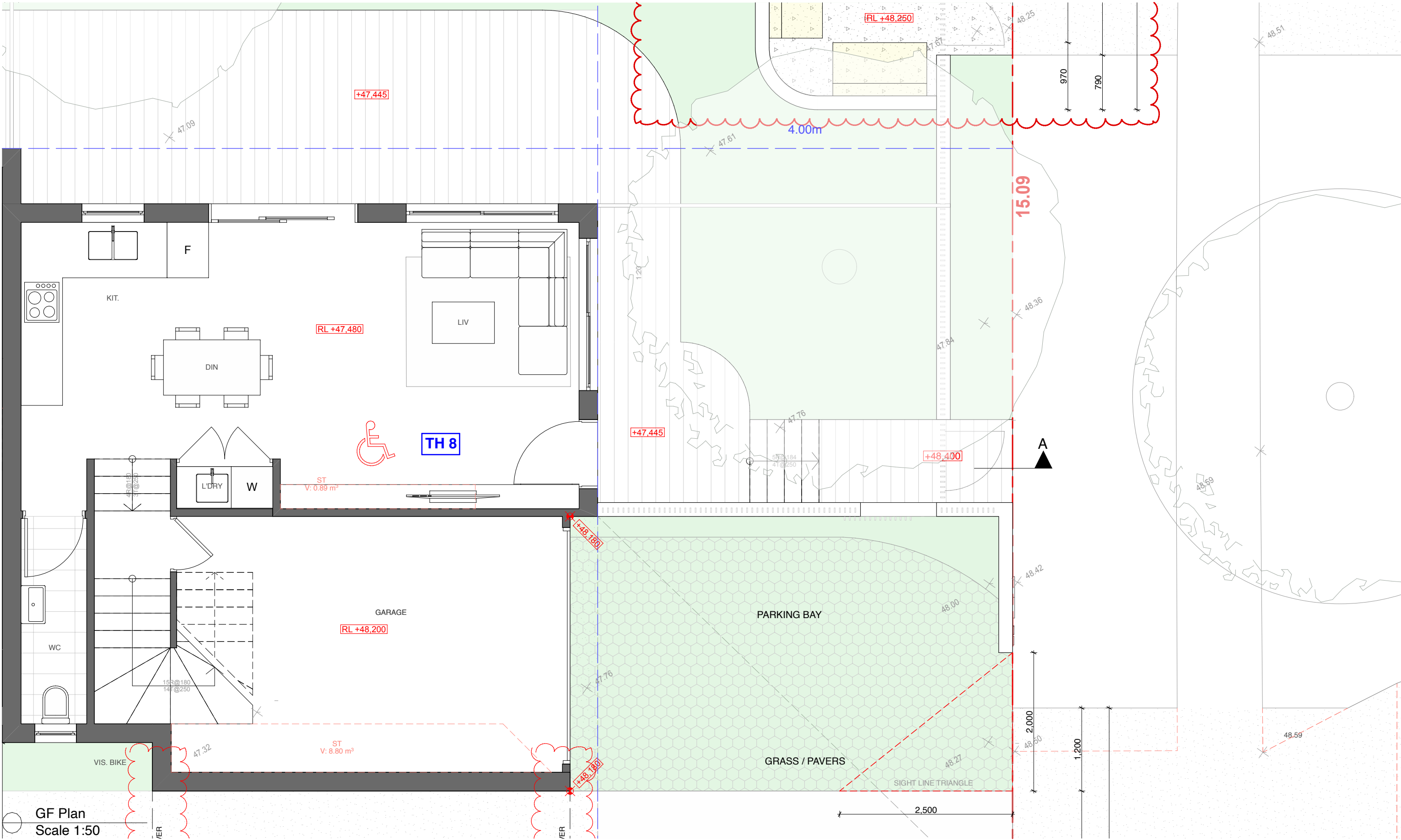
Ground Floor Plan
Scale 1:200



AS - ALUMINIUM ROOF SHEETING			OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Ground Floor Plan	<div>DA 09</div> <div>F</div> <div></div>
CT - CONCRETE ROOF TILE			AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196	
RT - ROOF TILE			AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz	
BW - FACE BRICK WORK			FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023	
AR - ACRYLIC RENDER			TC - TIMBER CLADDING	FW - FIXED WINDOW									
CR - CEMENT RENDER			SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE							Scale:	1:200 @ A3	

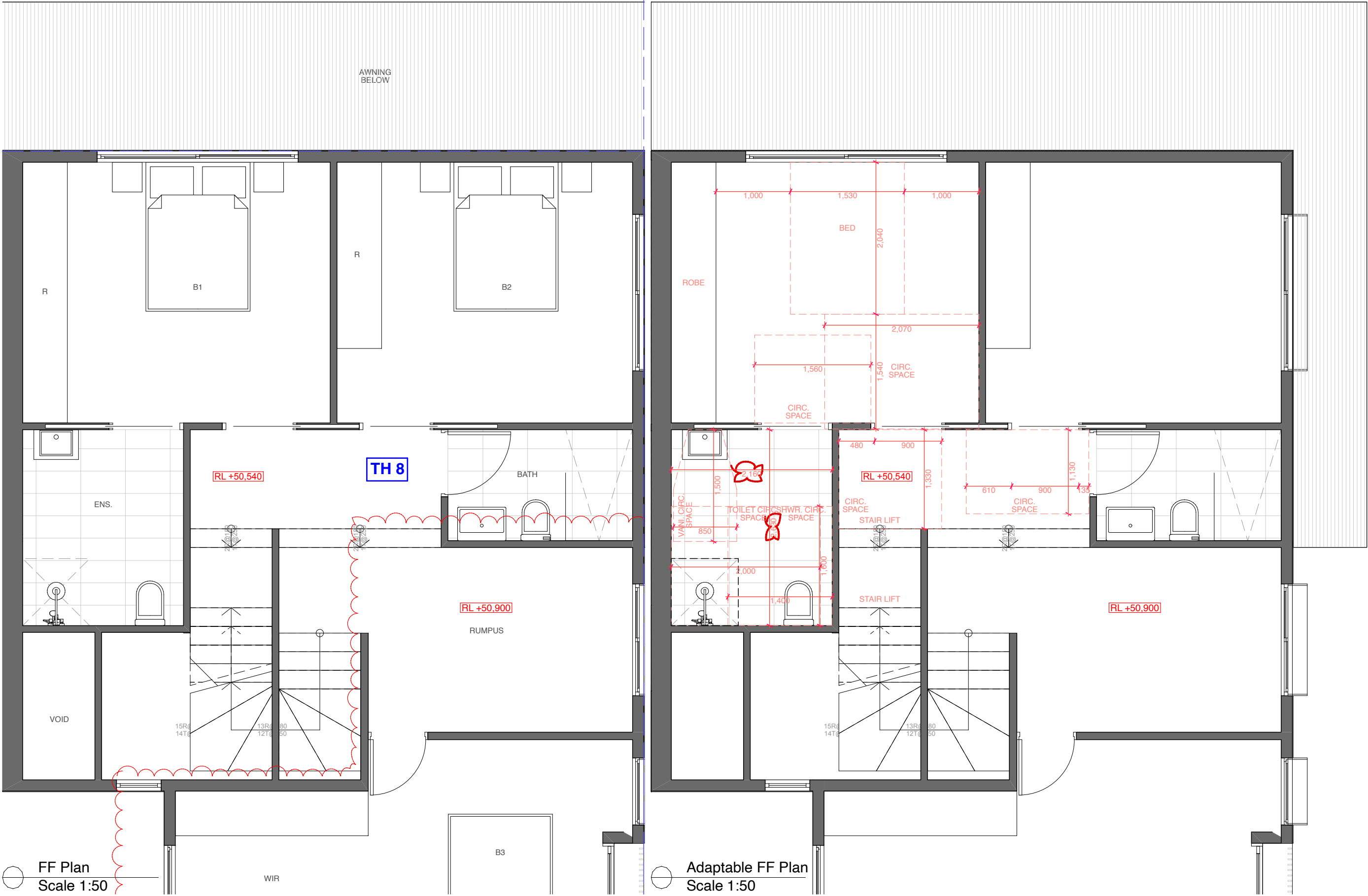




First Floor Plan
Scale 1:200

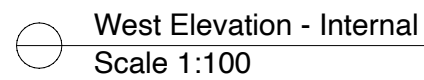
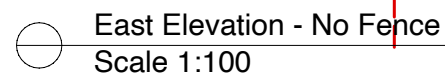
AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	<div><p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p></div>	Title:	First Floor Plan	<div>DA 10</div> <div>F</div> <div></div>
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196	
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz	
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023	
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:200 @ A3	
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE									

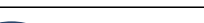


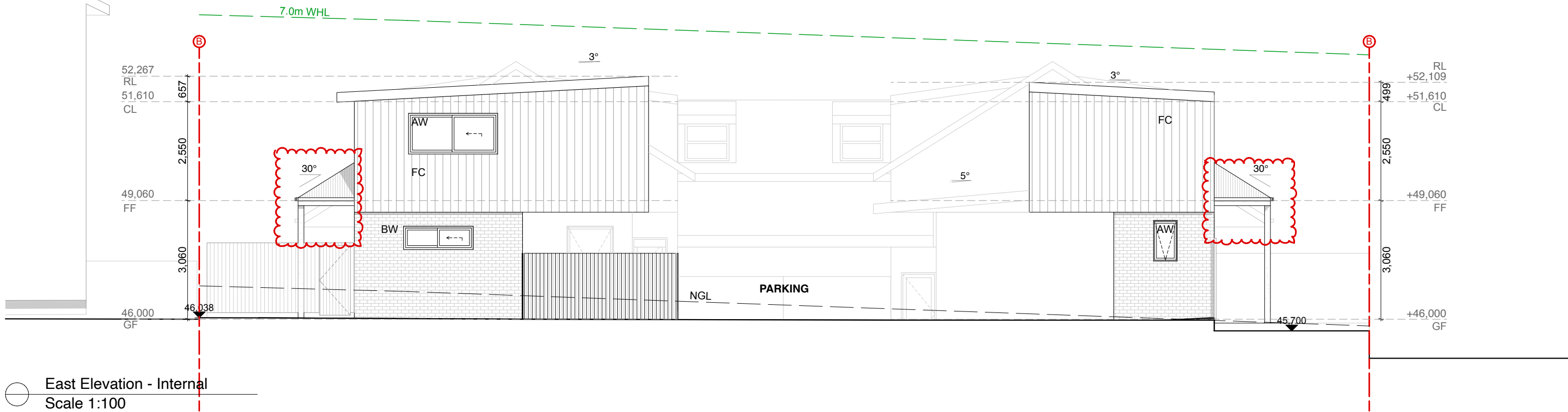
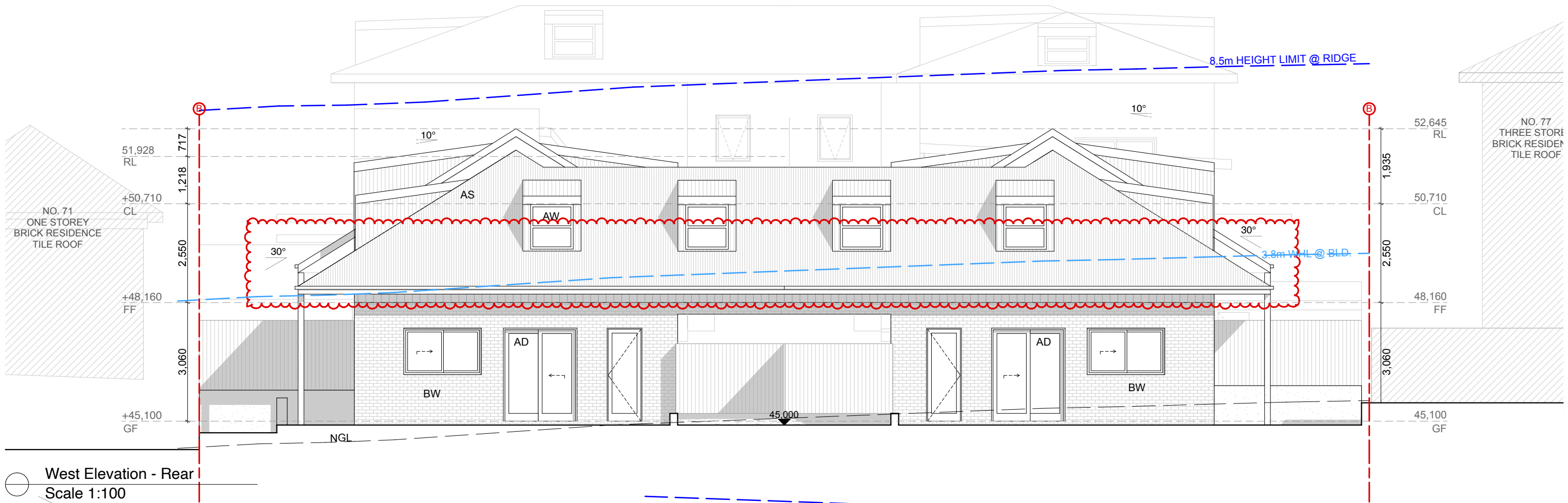
AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BYLAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au	Title:	Tonw House 8 - Adaptable Plans GF	DA 13	
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
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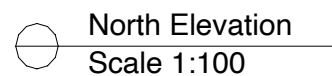
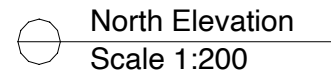
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CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
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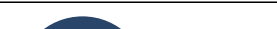


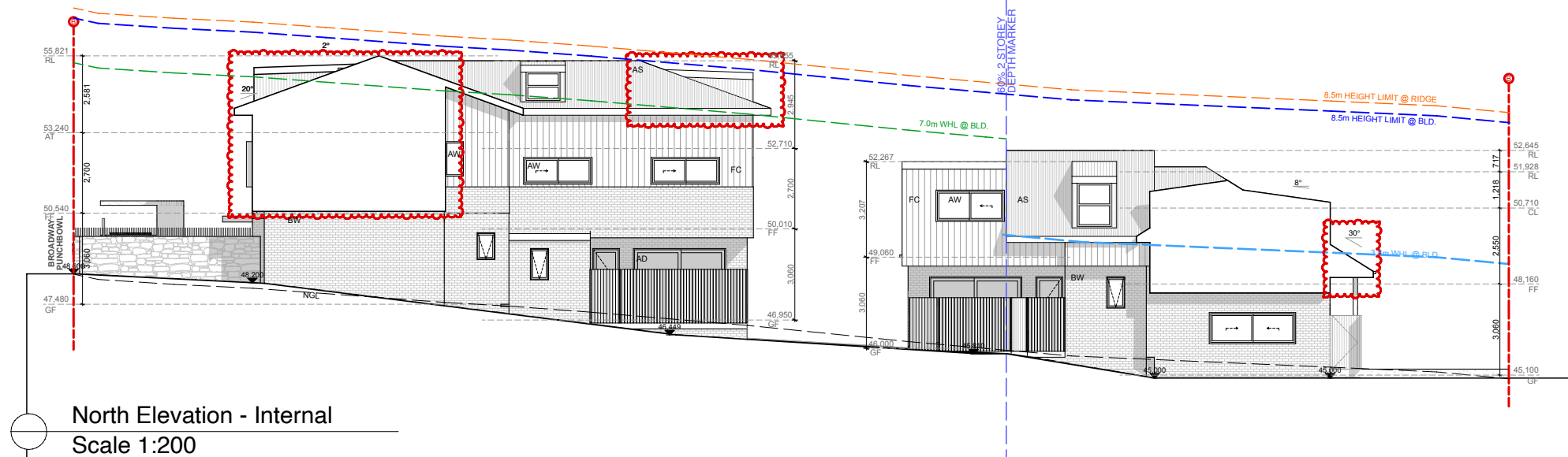
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CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196	
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz	
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AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BYLAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au	Title:	West & Internal West Elevation	DA 18	F
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
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AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:100 @ A3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										



AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART, THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	<div><p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 889 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p></div>	Title:	North Elevation	DA 19
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196	
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz	
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AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:200, 1:100 @ A3	
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE								F	



North Elevation - Internal
Scale 1:200



North Elevation - Internal
Scale 1:100

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW
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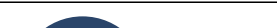
A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

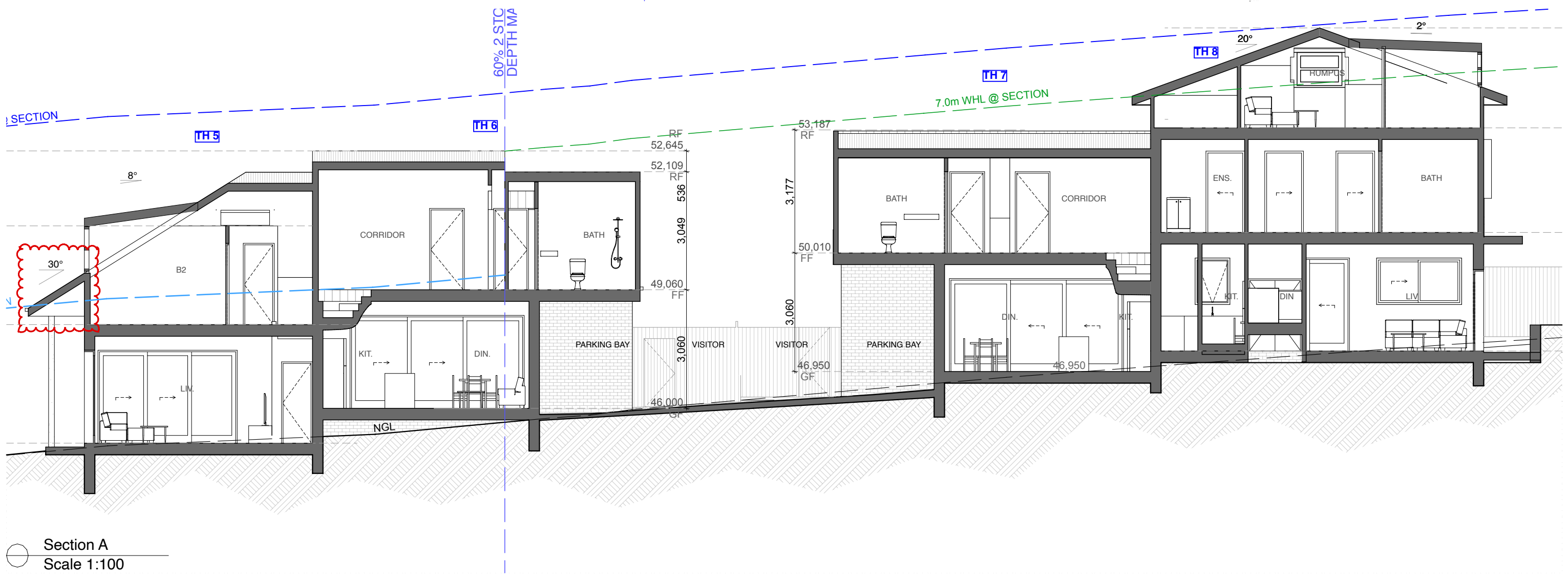
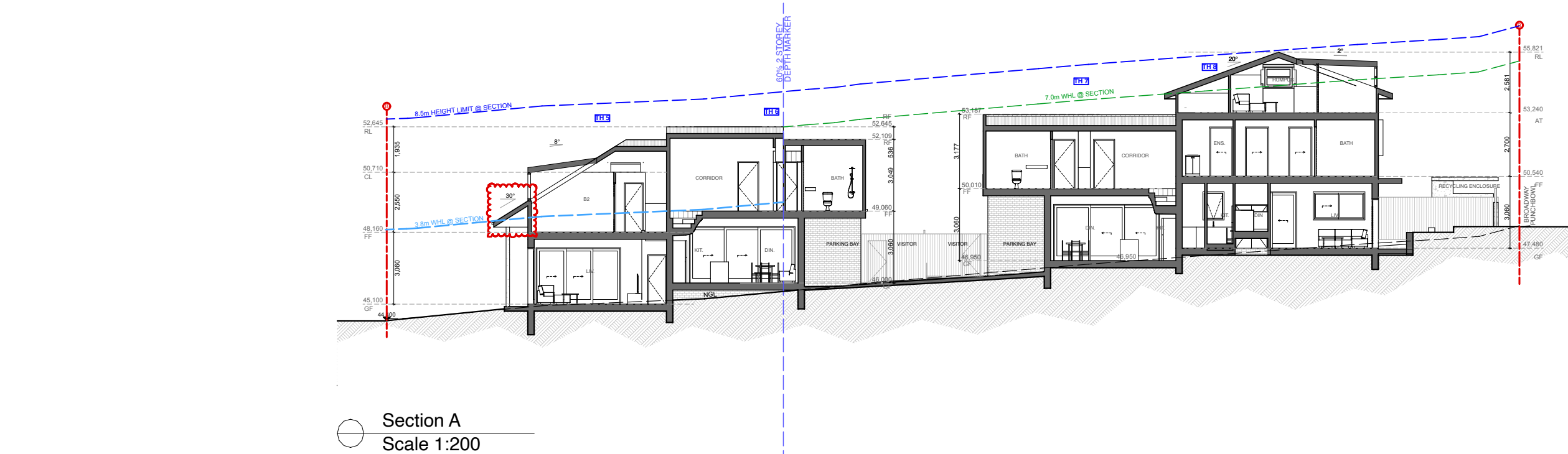
Issue	Description	Date
E	Council RFI - Email	07 - 09 - 2023
F	Council RFI - Email	18 - 09 - 2023

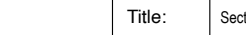


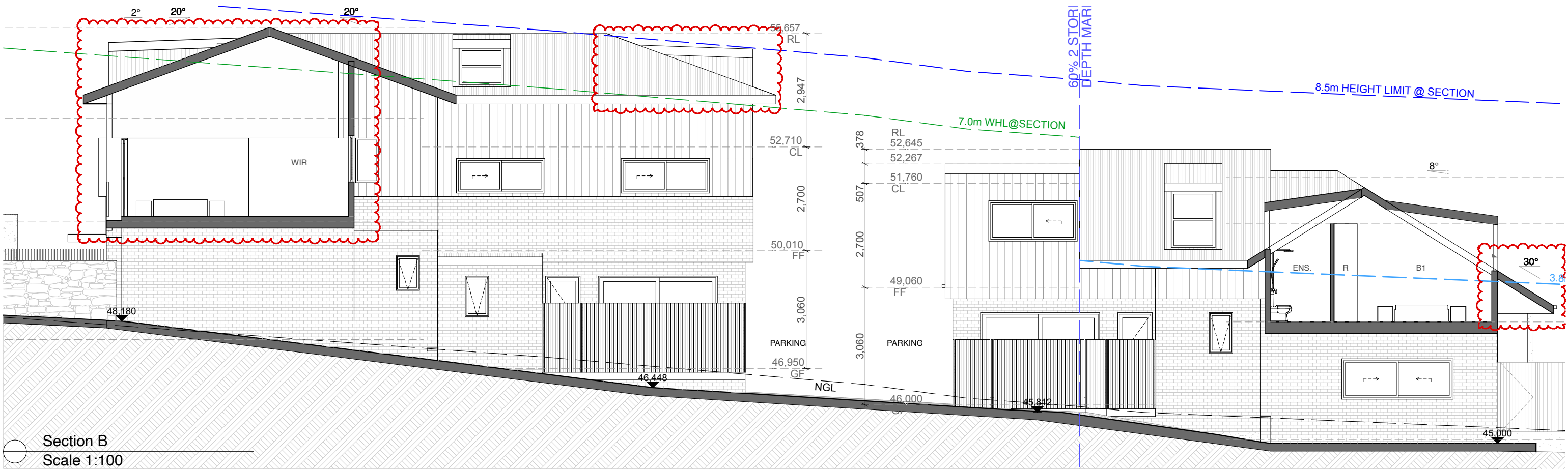
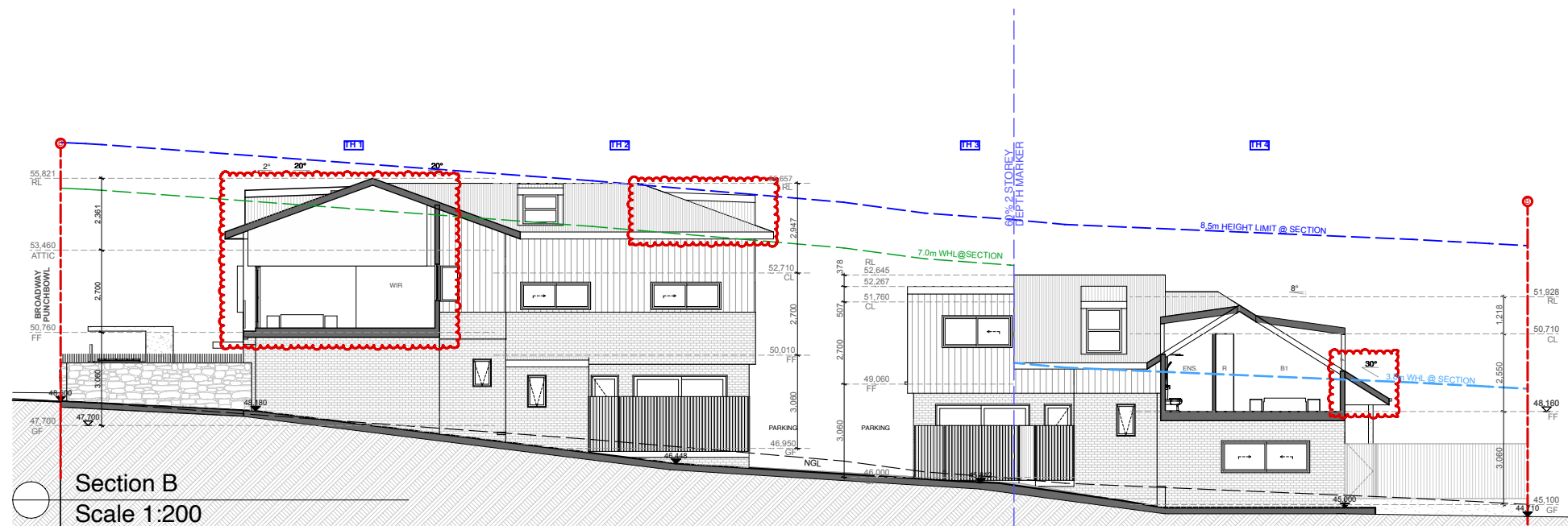
Title:	Internal North Elevation	DA 21
Project:	73-75 Broadway Punchbowl, NSW 2196	
Client:	Mr. David Mansour & Nathan Kairouz	
Date:	18th September 2023	
Scale:	1:200, 1:100 @ A3	




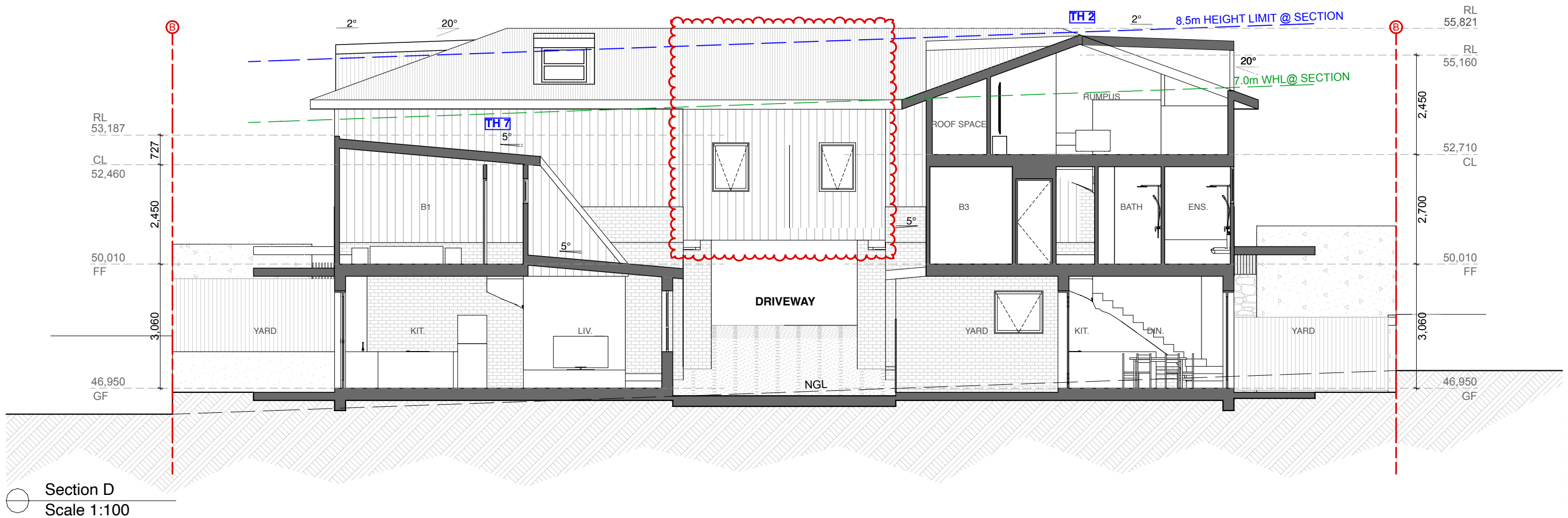
AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART, THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	<div><p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 889 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p></div>	Title:	Internal South Elevations	DA 22
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196	
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz	
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023	
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:200, 1:100 @ A3	F
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE									

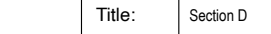


AS - ALUMINIUM ROOF SHEETING				OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BYLAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	Title:	Section A	DA 23	F
CT - CONCRETE ROOF TILE				AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE				AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK				FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER				TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:200, 1:100 @ A3		
CR - CEMENT RENDER				SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										

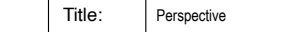


AS - ALUMINIUM ROOF SHEETING		OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	<div>Issue</div> <div>Description</div> <div>Date</div>	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	<div>Title:</div> <div>Section B</div>	DA 24	F
CT - CONCRETE ROOF TILE		AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		<div>E</div> <div>Council RFI - Email</div> <div>07 - 09 - 2023</div>				
RT - ROOF TILE		AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		<div>F</div> <div>Council RFI - Email</div> <div>18 - 09 - 2023</div>				
BW - FACE BRICK WORK		FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						
AR - ACRYLIC RENDER		TC - TIMBER CLADDING	FW - FIXED WINDOW							
CR - CEMENT RENDER		SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE							<div>Date:</div> <div>18th September 2023</div>
								<div>Scale:</div> <div>1:100, 1:200 @ A3</div>		



AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	Title:	Section D	DA 26	F
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:100 @ A3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										



AS - ALUMINIUM ROOF SHEETING			OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Perspective	DA 28	F
CT - CONCRETE ROOF TILE			AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE			AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK			FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER			TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	NTS		
CR - CEMENT RENDER			SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										



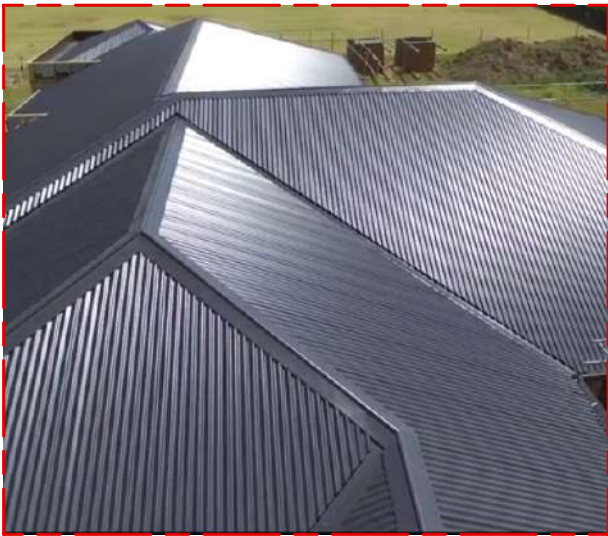
Main Building - External Walls
Brick Work - Recycled



First Floor - FC Cladding
Boral Scyon Axon Smooth 133
Dulux Colorbond® - Shale Grey



Cladding - Standing Seam
Powder Coat - Monument



Doors & Windows - Aluminium / Steel
Powder Coat - Black



Front Fence walls
Sandstone Clad



Front Fence - Aluminium Blade
Palisade 50mm x 10mm -
Powder Coat Black Or Similar




Privacy Screen – Aluminium Louvers
Monument

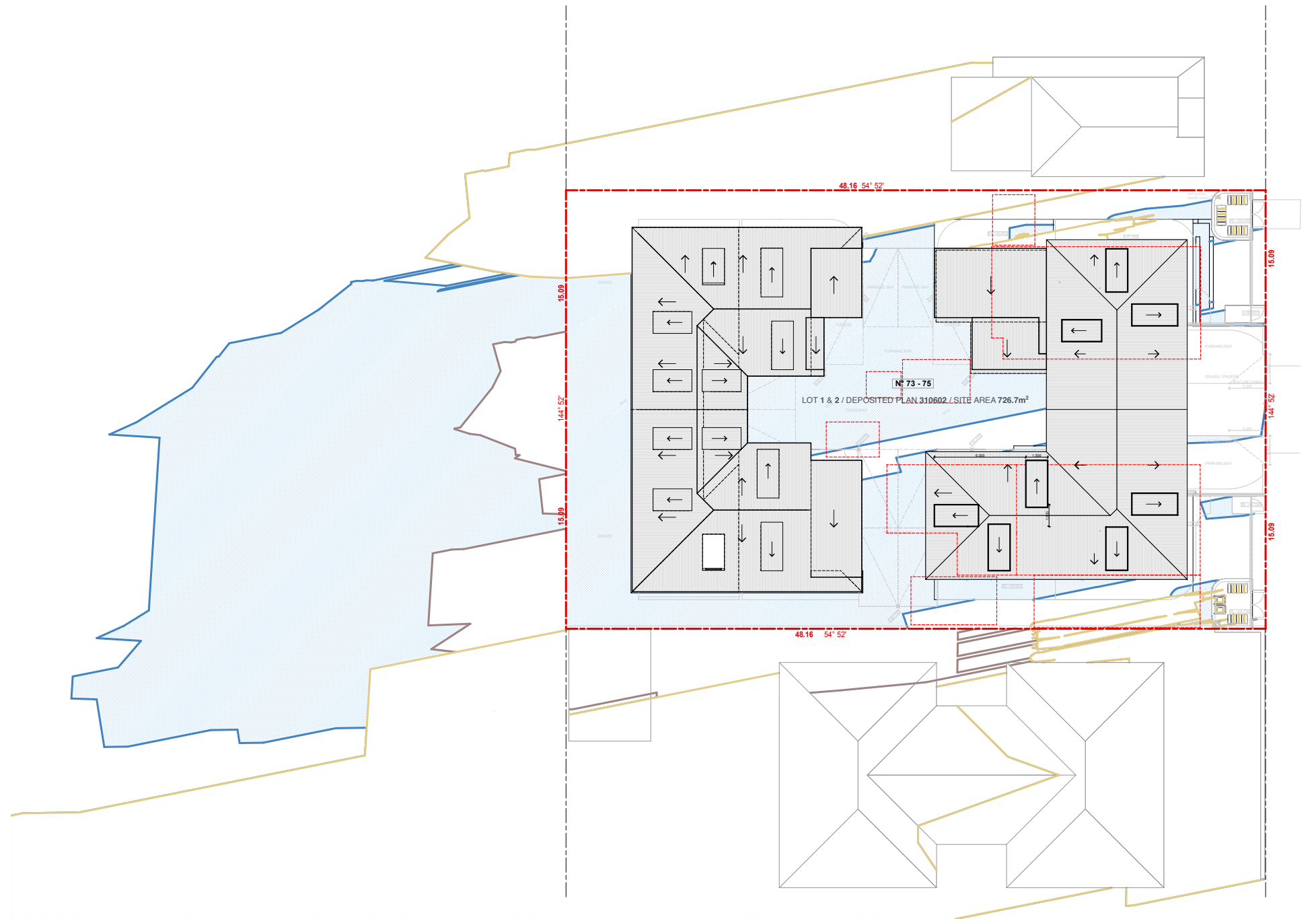


Doors & Windows - Aluminium / Steel
Powder Coat - Monument



Front Portico
Dulux – Natural White

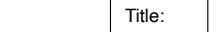
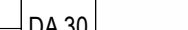
AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au	Title:	Material Sample Board	DA 29	F
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	NTS 3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										

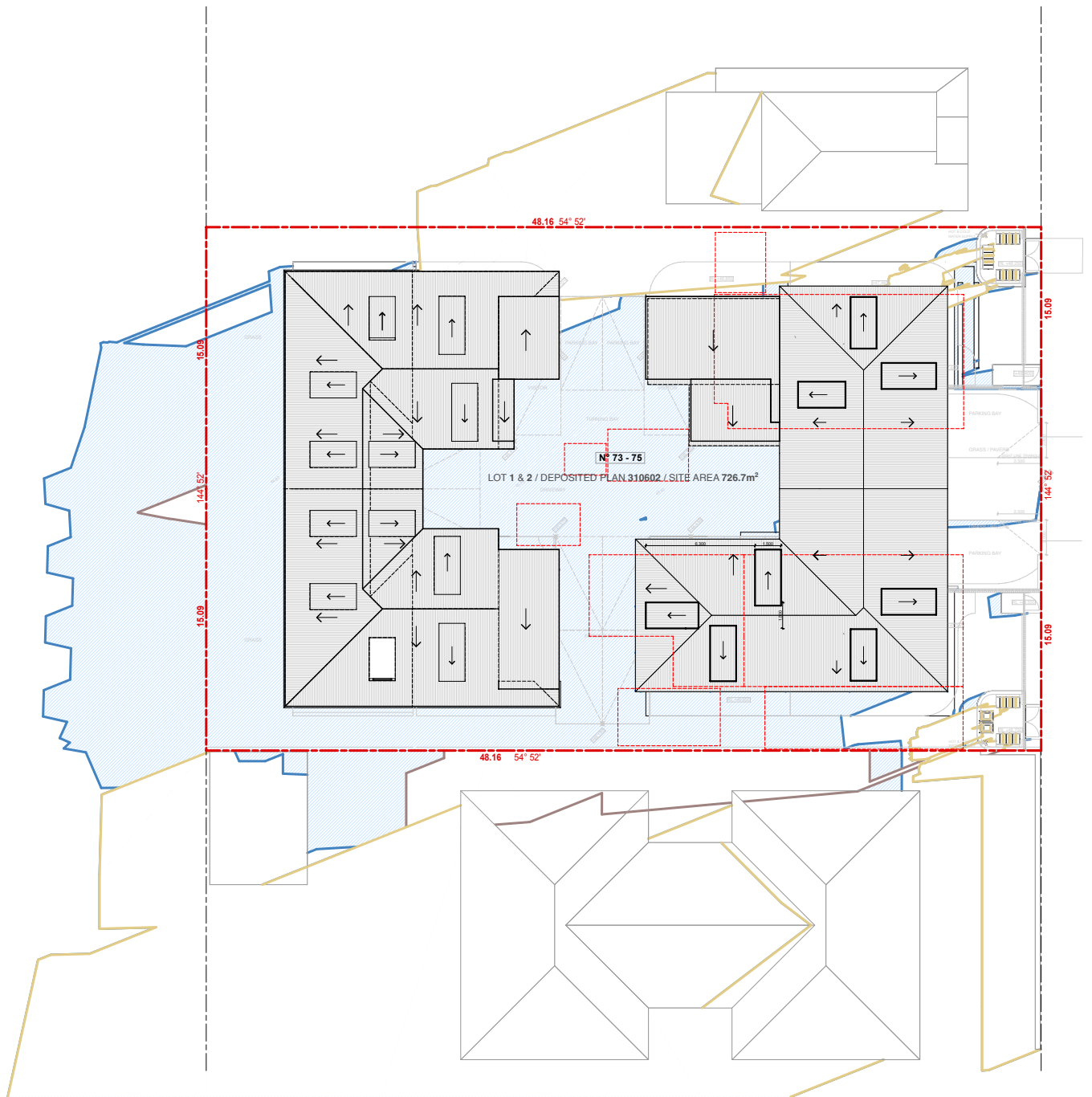


Shadow Diagram - June 21st - 08:00

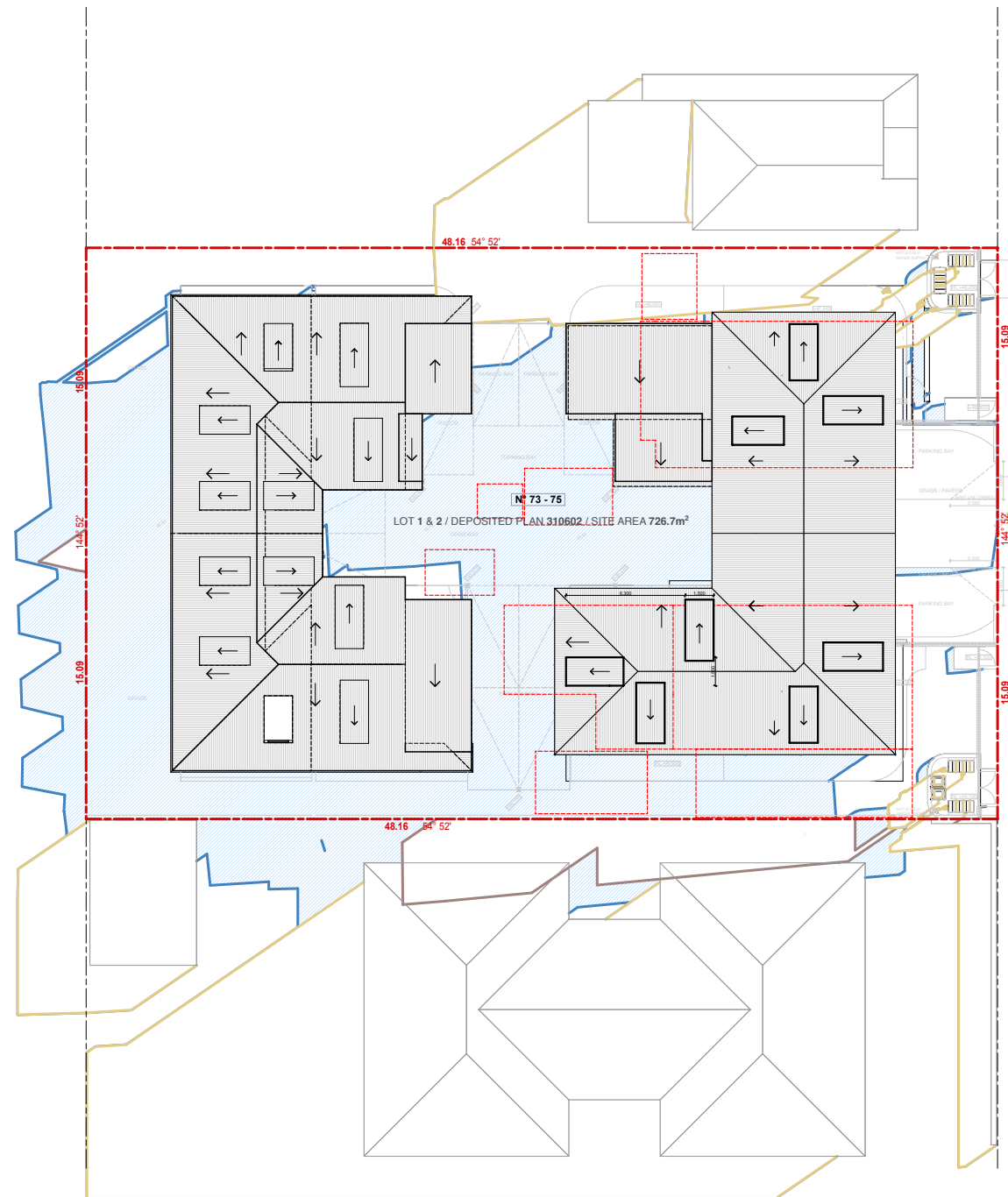
SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Shadows Diagrams June 21st	DA 30	<div></div>
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW									F	
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE						Scale:	1:350 @ A3			








Shadow Diagram - June 21st - 09:00

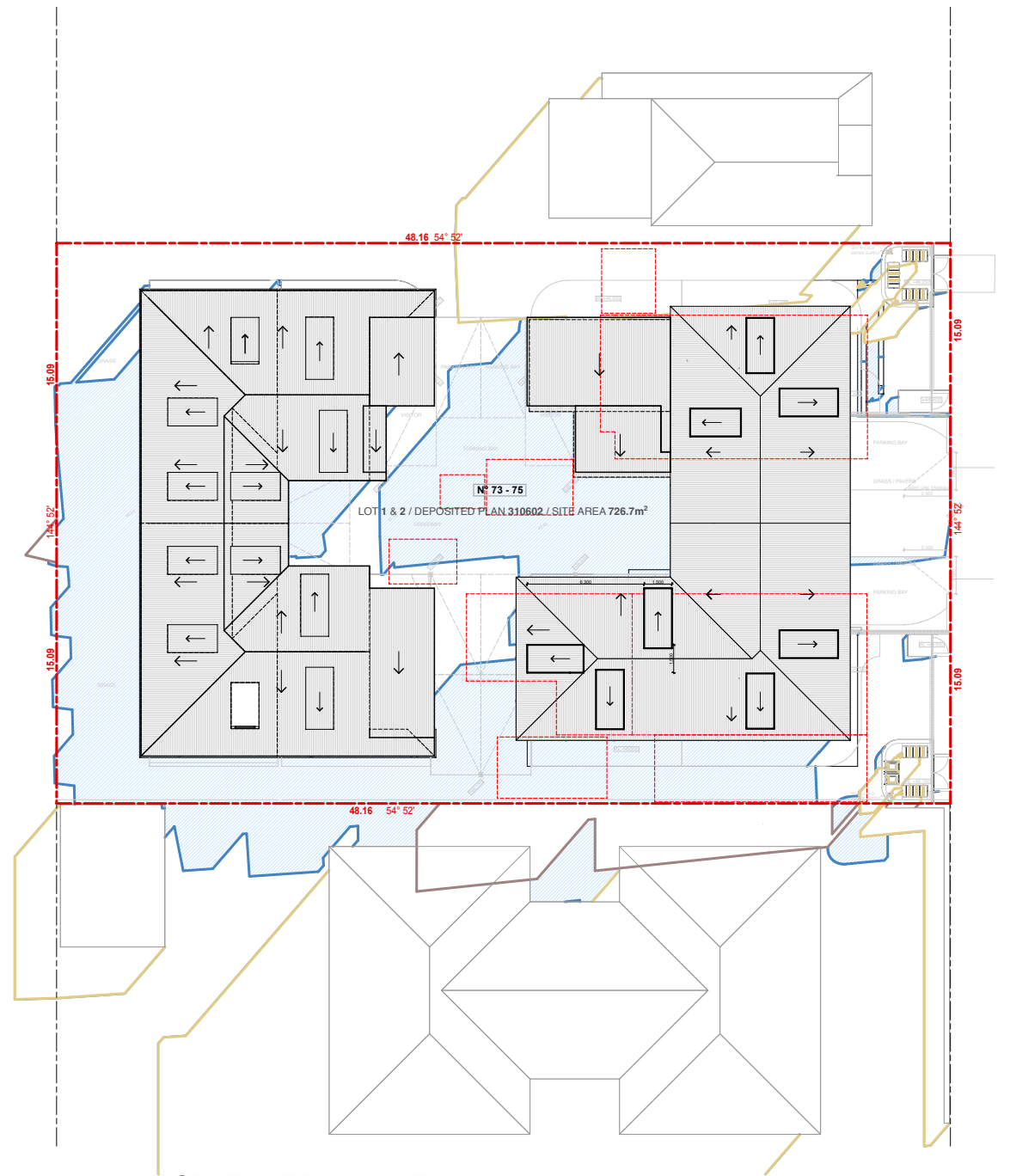


Shadow Diagram - June 21st - 10:00

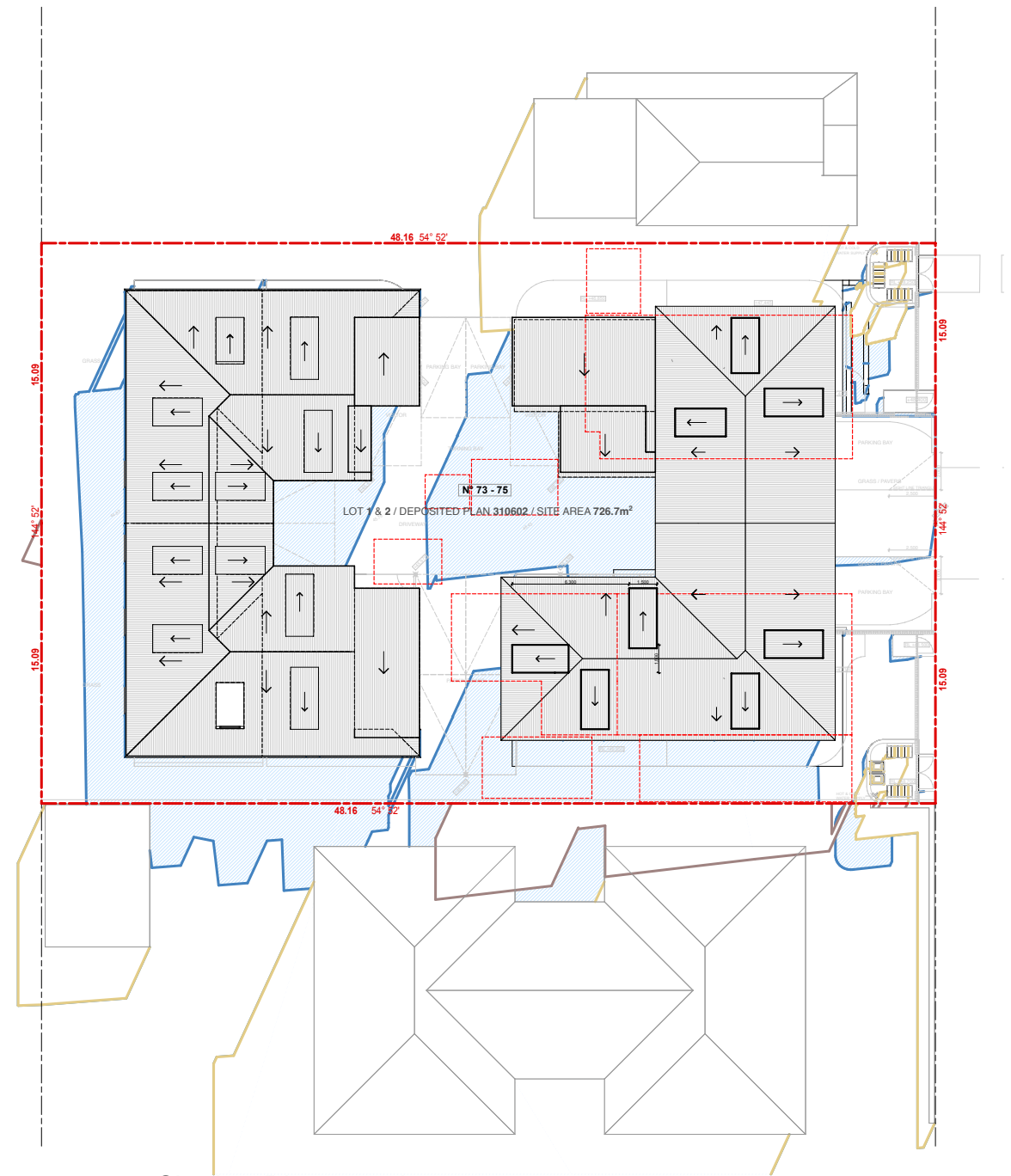
SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	<div><p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p></div>	Title:	Shadows Diagrams June 21st	DA 31	
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023	F	
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:350 @ A3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										








Shadow Diagram - June 21st - 11:00

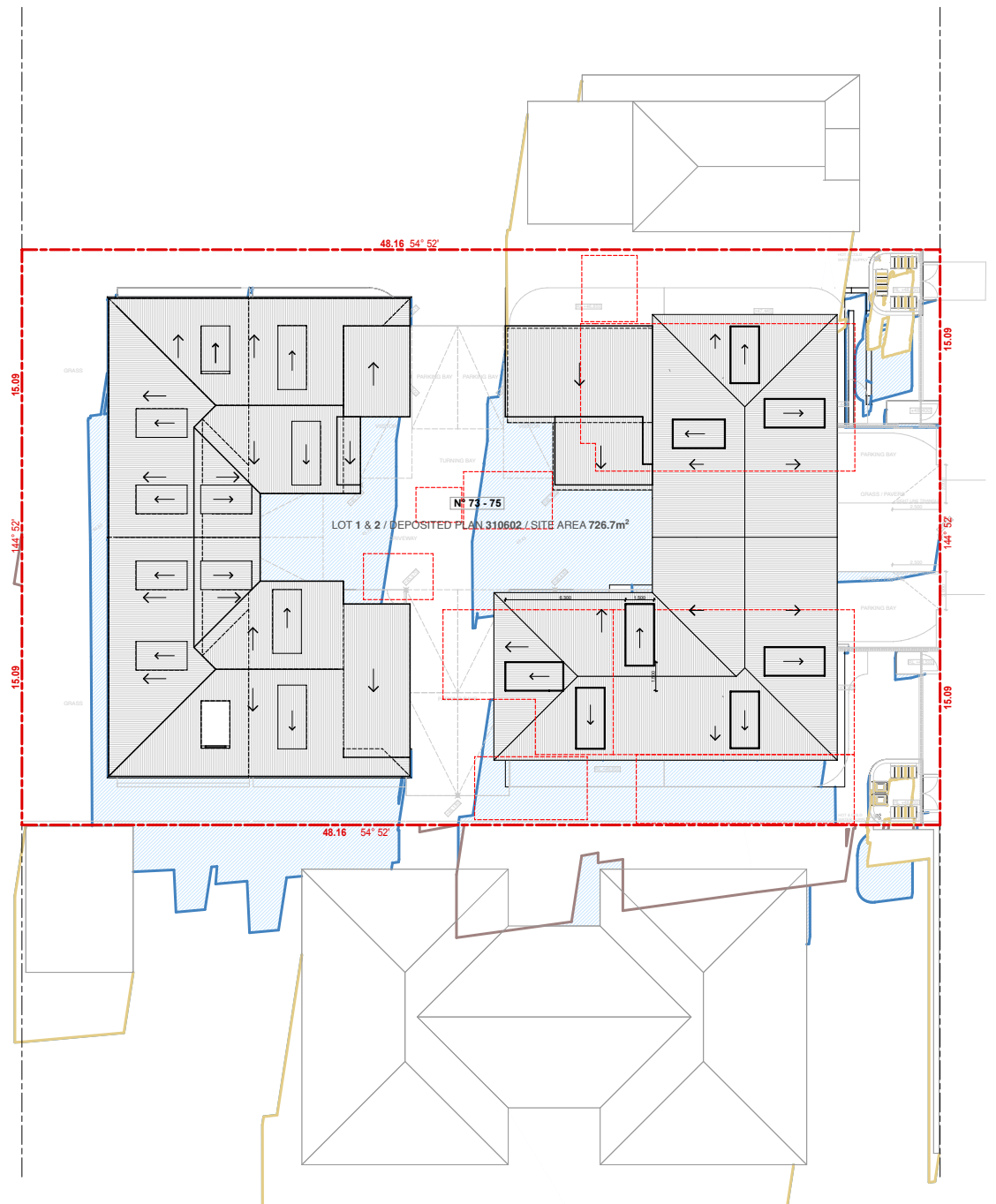


Shadow Diagram - June 21st - 12:00

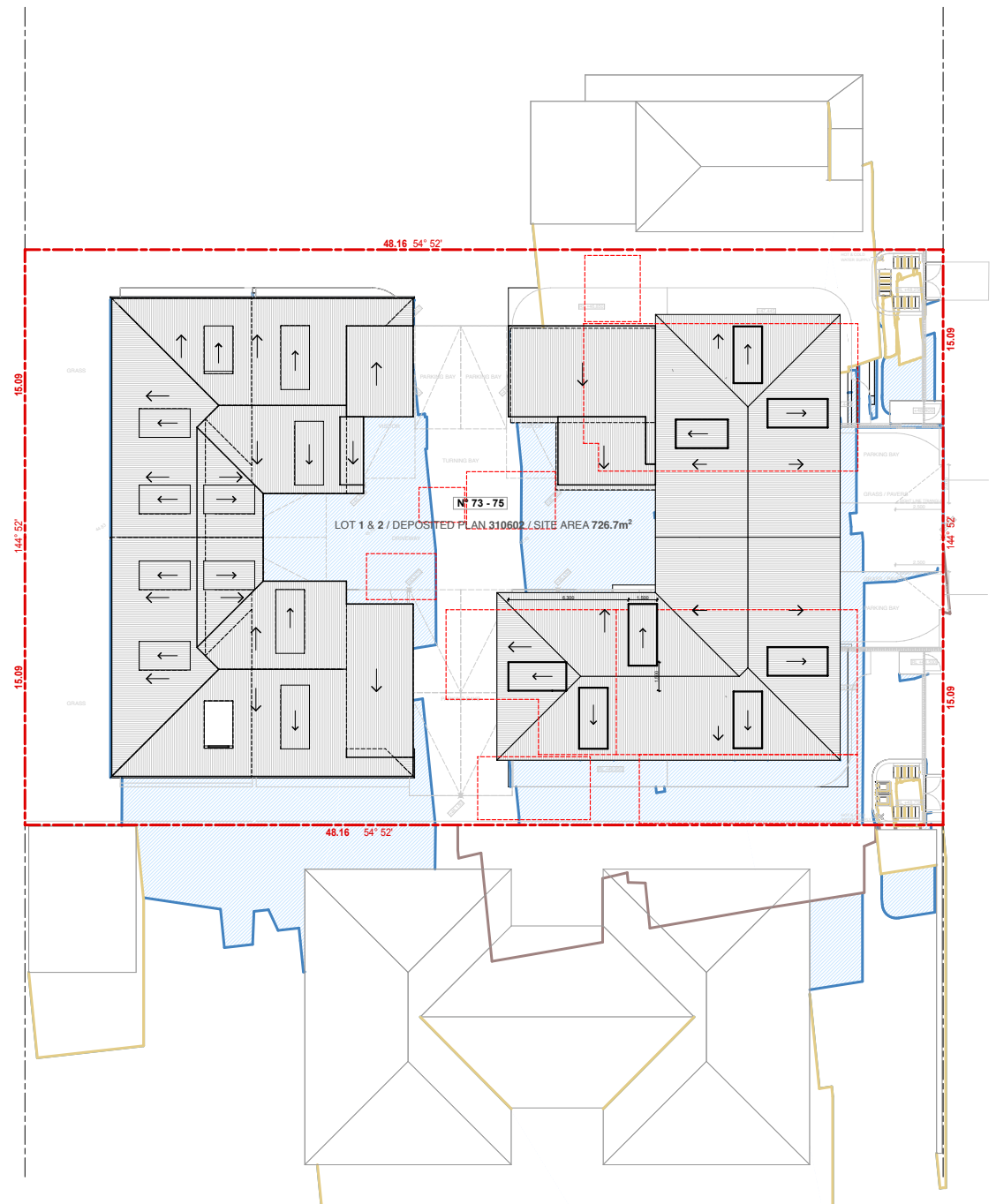
SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	Shadows Diagrams June 21st	DA 32	
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:350 @ A3		
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE								F		








Shadow Diagram - June 21st - 13:00

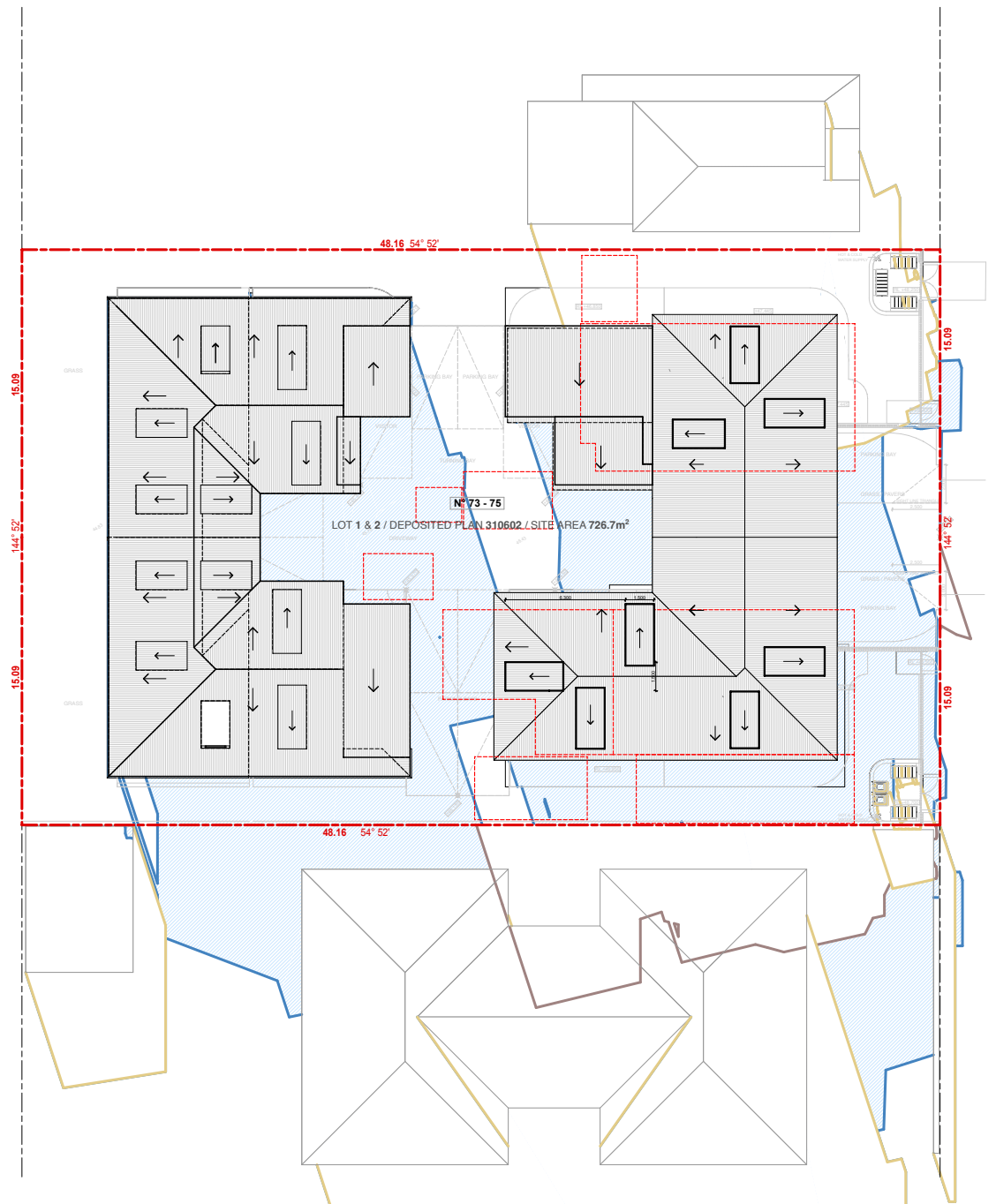


Shadow Diagram - June 21st - 14:00

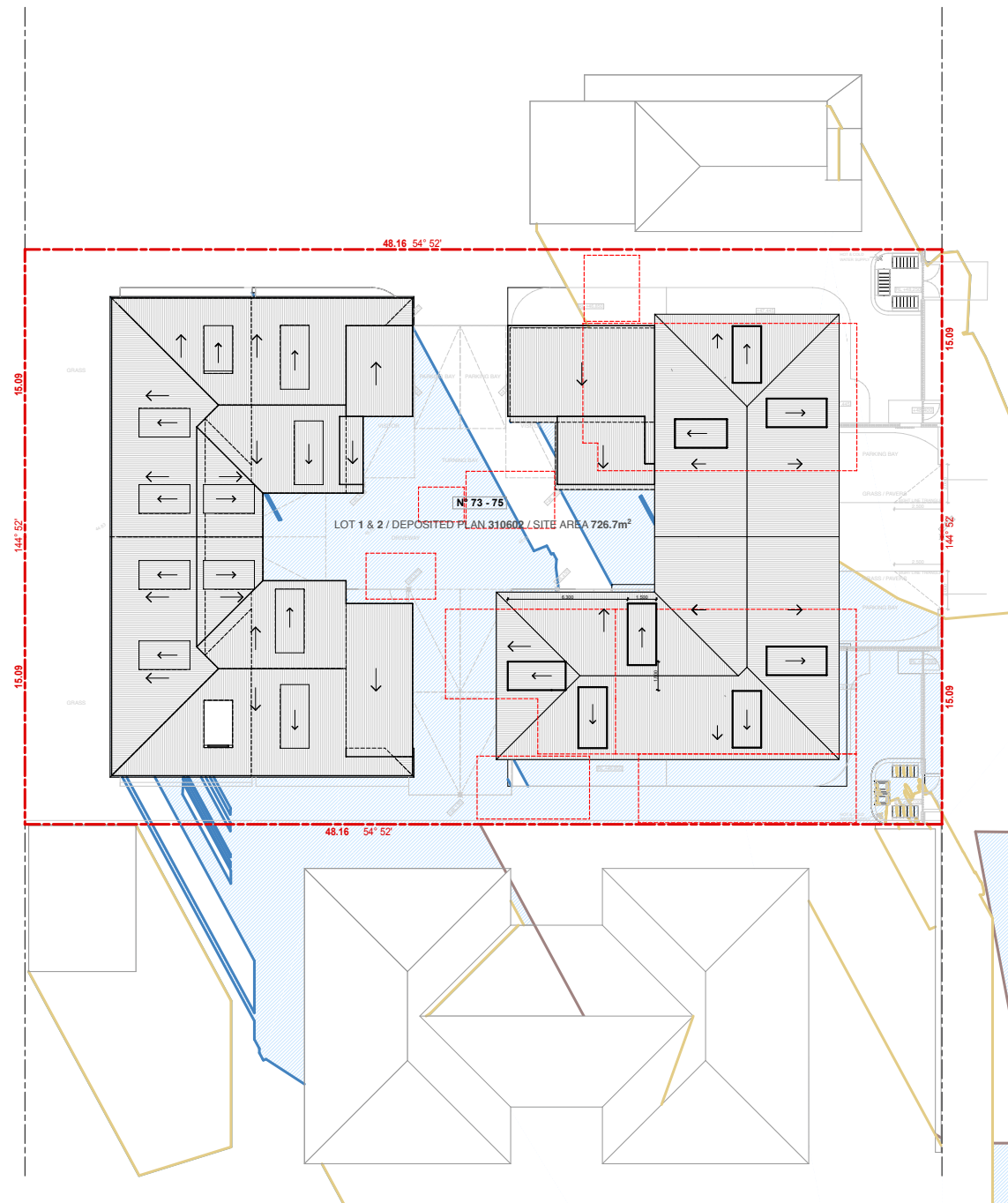
SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div></div> <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	Title:	Shadows Diagrams June 21st	DA 33	
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW										
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE							Scale:	1:350 @ A3	F	







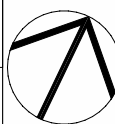
Shadow Diagram - June 21st - 15:00



Shadow Diagram - June 21st - 16:00

SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW

AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	<div>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</div> <div>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</div> <div>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS</div> <div>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</div> <div>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</div>	Issue	Description	Date	<div></div> <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	Title:	Shadows Diagrams June 21st	DA 34	
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:350 @ A3	F	
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										



Perspective TH2 0800/21/06/2023



Perspective TH2 0900/21/06/2023



Perspective TH2 1000/21/06/2023



Perspective TH2 1100/21/06/2023



Perspective TH2 1200/21/06/2023



Perspective TH2 1300/21/06/2023




Perspective TH2 1400/21/06/2023



Perspective TH2 1500/21/06/2023



Perspective TH2 1600/21/06/2023

AS - ALUMINIUM ROOF SHEETING			OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	<div><div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div></div>	Title:	Shadow Diagrams Townhouse 2 Sun Study	DA 35
CT - CONCRETE ROOF TILE			AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196	
RT - ROOF TILE			AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz	
BW - FACE BRICK WORK			FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023	
AR - ACRYLIC RENDER			TC - TIMBER CLADDING	FW - FIXED WINDOW							Scale:	1:558.43 @ A3	F
CR - CEMENT RENDER			SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE									



Perspective TH3 0800/21/06/2023



Perspective TH3 0900/21/06/2023



Perspective TH3 1000/21/06/2023



Perspective TH3 1100/21/06/2023



Perspective TH3 1200/21/06/2023



Perspective TH3 1300/21/06/2023




Perspective TH3 1400/21/06/2023



Perspective TH3 1500/21/06/2023



Perspective TH3 1600/21/06/2023

AS - ALUMINIUM ROOF SHEETING			OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR	- MECHANICAL VENTILATION	THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS. THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK. PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PART. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.	Issue	Description	Date	 <div>BLU PRINT DESIGNS</div> <div>Unit 15 / 43 - 53 Bridge Road, Stanmore, NSW 2048 m: 0410 504 589 - o: 9517 9652 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</div>	Title:	Shadow Diagrams Townhouse 3 Sun Study	DA 36	F
CT - CONCRETE ROOF TILE			AL - ALUMINIUM	AW - ALUMINIUM WINDOW	- SMOKE ALARM		E	Council RFI - Email	07 - 09 - 2023		Project:	73-75 Broadway Punchbowl, NSW 2196		
RT - ROOF TILE			AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	- NEW WINDOW		F	Council RFI - Email	18 - 09 - 2023		Client:	Mr. David Mansour & Nathan Kairouz		
BW - FACE BRICK WORK			FC - FIBRE CEMENT	TW - TIMBER WINDOW	- NEW DOOR						Date:	18th September 2023		
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CR - CEMENT RENDER			SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE										